

LOT 11
IN OR 934/866
HERON OAKS PB 5/328

SMITH DONALD G & KATHLEEN M
5 HERON OAKS COURT
FERNANDINA BEACH, FL 32034

2024

01-6N-29-0850-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.010	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,509	100	1,509	294,146
BAS	239	100	239	46,588
DCK	90	10	9	1,754
FGR	130	55	72	14,035
FGR	376	55	207	40,350
FOP	454	30	136	26,510
FOP	47	30	14	2,729
FUS	697	100	697	135,865
FUS	80	100	80	15,594
TOTALS	3,622		2,963	577,571

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991
2	0845	KOOL DECK	0 100	0	0	523.00	SF	7.25	7.25	100	1991
3	0810	CONCRETE A	0 100	0	0	105.00	SF	6.50	6.50	100	1991
4	0446	BOX FNC 6'	0 100	0	0	179.00	LF	20.00	20.00	100	1991
5	0881	FOUNTAIN	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	1991
6	0801	ASPHALT A	0 100	21	17	357.00	SF	3.00	3.00	100	2008
7	0810	CONCRETE A	0 100	17	3	51.00	SF	6.50	6.50	100	2008
8	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	6.50	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,963	151.1069	226.66	671,594	1991	1995	0	0	0 14.00	86.00
1 SFR CUST - 100% - 2014											
Heated Area: 2525											
HX Base Yr 2014											
5 HERON OAKS CT, FERNANDINA BEACH											
BLD DATE				12/16/2008				DJ		LGL DATE	
XF DATE										LAND DATE	
INC DATE										AG DATE	
										04/10/2024	
										MLU	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 5						Tax Dist:					
BUILDING MARKET VALUE						577,571					
TOTAL MARKET OB/XF VALUE						8,988					
TOTAL LAND VALUE - MARKET						500,000					
TOTAL MARKET VALUE						1,086,559					
SOH/AGL Deduction						549,679					
ASSESSED VALUE						536,880					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						486,880					
TOTAL JUST VALUE						1,086,559					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,011,033					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1812268	ADDITION	11,109	12/17/2018
B21311	ADDITION	5,000	04/01/2008
R11049	REPAIR/RRF	3,500	02/01/2008
B20922	ADDITION	100,000	01/01/2008
7217	NEW CONSTR	146,800	05/09/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0934/0866	5/31/2000	WD	U	I	07	100	
GRANTOR: HERTWECK MAX & LAQUIT							
GRANTEE: SMITH DONALD & KATH							
0888/1181	6/25/1999	WD	Q	I		372,000	
GRANTOR: HERTWECK MAX W & LAQU							
GRANTEE: SMITH DONALD G & KA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W34 S6 BAS=[YR=1993] S68 E3 DCK=[YR=2008] S9 E10 FGR=[YR=2008] S3E24 N12 FGR=[YR=1993] N10BAS=[YR=2008] N17 FOP=[YR=2008] N5W13S3E9S2E4\$ W4N2W9 S19E13\$ W13 S10 E13\$ W13N8W11 S17\$ N9W10\$E10N8E11 N21 W5 N23 E10 N16 W29\$ E29 S13 W10 S23 E5 N16 E10 N26\$ PTR=E15 FUS=[YR=1993] E8 N9 FUS=[YR=2019] N4 E20 S4 W20\$ E26 S12 W15 S19W19 N22 \$ W15\$.											

TOTAL OB/XF											
8,988											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	